

151.0

0004

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
701,800 / 701,800

USE VALUE:

701,800 / 701,800

ASSESSED:

701,800 / 701,800


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
340		GRAY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MC CARRON DAVID A/ZOE	
Owner 2:	
Owner 3:	

Street 1: 340 GRAY ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

PREVIOUS OWNER
Owner 1: CASAZZA MIRIAM/TRUSTEE -
Owner 2: 340 GRAY ST TRUST -
Street 1: 340 GRAY ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 4,689 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1348 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)							
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor
101	One Family		4689		Sq. Ft.	Site	
				0	80.	1.20	9

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	4689.000	249,900	3,400	448,500	701,800	

Total Card	0.108	249,900	3,400	448,500	701,800	Entered Lot Size
Total Parcel	0.108	249,900	3,400	448,500	701,800	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	520.62	/Parcel: 520.6	Land Unit Type:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	520.62	/Parcel: 520.6

<tbl

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6	- Colonial			Full Bath: 1	Rating: Average													
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 3	- BrickorStone			A 3QBth:	Rating:													
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average													
Prime Wall: 4	- Vinyl			A HBth:	Rating:													
Sec Wall:				OthrFix:	Rating:													
Roof Struct: 1	- Gable			OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good													
Color: GRAY				A Kits:	Rating:													
View / Desir:				Fpl: 1	Rating: Average													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C	- Average			CONDOS INFORMATION														
Year Blt: 1931	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct: G18	Fact: .			Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION														
Avg Ht/FL: STD				Phys Cond: AV	- Average			31. %	Exterior:									
Prim Int Wall: 2	- Plaster			Functional:				%	Interior:									
Sec Int Wall:				Economic:				%	Additions:									
Partition: T	- Typical			Special:				%	Kitchen:									
Prim Floors: 3	- Hardwood			Override:				%	Baths:									
Sec Floors:				Total:	31 %				Plumbing:									
Bsmnt Flr: 12	- Concrete								Electric:									
Subfloor:									Heating:									
Bsmnt Gar: 0									General:									
Electric: 3	- Typical																	
Insulation: 2	- Typical																	
Int vs Ext: S																		
Heat Fuel: 2	- Gas																	
Heat Type: 3	- Forced H/W																	
# Heat Sys: 1																		
% Heated: 100				% AC:														
Solar HW: NO				Central Vac: NO														
% Com Wall				% Sprinkled:														
MOBILE HOME				Make:				Model:				Serial #:						
SPEC FEATURES/YARD ITEMS				Year:				Color:										
PARCEL ID 151.0-0004-0012.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	12X18	A	AV	1931		26.57	T	40	101			3,400		3,400
More: N	Total Yard Items:	3,400		Total Special Features:					Total:			3,400						
IMAGE				AssessPro Patriot Properties, Inc														